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## 3 LOCAL AREA PLAN LANDS - SITE CONTEXT

### 3.1 Location of LAP lands

The LAP lands are situated in the administrative area of Meath County Council, adjacent to the southern boundary of the Drogheda Borough Council administrative area wrapping in a horseshoe shape around the southern Drogheda town boundary. The LAP area represents part of the extended Drogheda urban area, but does not form part of the administrative area of Drogheda Borough Council. The area also has strong links to and is in physical proximity to the East Meath area.

The plan lands extend to approximately 680 hectares in total, with a wide range of land uses ranging from residential to industrial and agricultural. Two large landbanks in the overall LAP area remain undeveloped. These are the Bryanstown area and the Mill Road/Marsh Road area. The Bryanstown area represents a landbank of some 145 hectares primarily in agricultural use. Bryanstown was identified under the previous 2001 Meath County Development Plan as an area which was subject to an Action Area Plan prior to development of the lands.

The Mill Road/Marsh Road area was identified as a Strategic Land Reserve under the Planning Strategy for the Greater Drogheda Area which was jointly carried out by Drogheda Borough Council, Meath County Council and Louth County Council in 2007. This area extends to approximately 170 hectares. Map 2.1 in the previous section demarcates the study area.

### 3.2 Roads and Transportation

To the west, the study area is bounded by the M1 Dublin to Belfast Motorway which provides for great connectivity of the study area. Access to the M1 is provided at the Rathmullen/Donore Road Interchange. A number of regional roads dissect the area – notably the Donore Road, Platin/Duleek Road and Dublin Road (R132 - old N1). The Bryanstown Road (R108) travels north-south through the centre of the Bryanstown lands. The Mill Road forms the eastern boundary of the Local Area Plan lands.

### 3.3 Topography and Landscape

The lands within the LAP area generally slope gently downwards from south to north towards the River Boyne. The Lagavoreen watercourse is a tributary of the River Boyne and flows through sections of the LAP area. The north western and north eastern sections of the area are adjacent to the River Boyne, which is an important natural heritage and amenity area, and home to a wide variety of wildlife.

Those lands which remain undeveloped are dominated by natural hedgerows demarcating agricultural field boundaries. The hedgerows are made up of native species and contain a few sporadic mature tree specimens which would be considered to constitute strong landscape features.

### 3.4 Historic Development

Settlements have existed at Drogheda since the earliest period of habitation in Ireland, from the Celts and the Vikings to the Normans. Drogheda was originally two separate towns, with one north and one south of the river, which were united in 1412 after centuries of conflict and rivalry. The town expanded during the medieval period, and much of the layout of the town has survived.

During the eighteenth century, the town experienced dramatic change, and many new Georgian buildings were constructed, extending the town beyond its medieval defences. During the nineteenth century, Drogheda became an important industrialised centre on account of its location at the estuary of the River Boyne, with a substantial cotton industry. This industrial heritage is reflected in the eighteenth and nineteenth century mill and warehouse buildings which can be found throughout the town, particularly beside the river at the eastern end of the town.

As can be seen from the two historic maps (Map 3.1 and 3.2 overleaf), the historic development of Drogheda Town was mostly confined to the north of the Boyne in the 19<sup>th</sup> century, mostly clustered around the medieval core of West Street and Laurence Street. With the arrival of the railway in the early 20<sup>th</sup> century, the focus of residential expansion started shifting towards the south of the river. However, as can be seen from the 1912 Ordnance Survey Map, the subject lands were still far removed from the town proper.

The LAP area remained predominantly agricultural until more recent housing developments towards the end of the twentieth century. There were some country houses and demesnes within the LAP area, with complexes incorporating gate lodges, outbuildings and planned gardens.

### 3.5 Recent Development

Due to the fact that the majority of lands contained in this Local Area Plan were previously zoned for development (with the exception of the Bryanstown 'hatched area' and the lands at Mill Road/Marsh Road), a number of planning applications have been lodged over recent years.

Recent Planning applications for residential development that were granted in the LAP area include the following:

SA60309 – 575 Residential Units, incl. leisure centre; shops (6 units) and 2 no. crèches.

SA60067 – 413 residential units

SA60423 – 174 residential units

SA60649 – 165 residential units

These developments are partly under construction at time of writing and will further increase the residential and population profile of the LAP lands. For the location of these applications see Map 3.3 – Planning History (at the end of this section).

A planning application for a new football stadium to accommodate Drogheda United football club has been lodged with the Planning Authority. At time of writing this application is on appeal to An Bord Pleanála (Ref. PL17.229962). The application relates to a 10,068 seat football stadium (including associated club, hospitality and ancillary facilities); a leisure centre with a floor area of 3390m<sup>2</sup>; a three storey multiplex cinema (with 12 no. screens); a single storey retail warehouse park (10 no. retail warehouse units); a single storey motor service station, a fast-food restaurant, the phased construction of a link road from the M1 Motorway to the R132 Regional Road and a temporary wastewater treatment plant.

At Colpe Cross, an application for a neighbourhood centre was granted planning permission by Meath County Council by way of a material contravention in 2005 (Ref. SA 40196). An Bord Pleanála subsequently confirmed permission for the development (Ref. PL17.212344). The neighbourhood centre is currently under construction.

An application was granted for the redevelopment of the Europa Hotel on the Dublin Road (R132). Further to this, a number of applications have been granted in relation to the extension of the Drogheda Retail Park on the Donore Road.

In the Mill Road/ Marsh Road area, applications have been lodged for a relocation of the Rugby Club which is on appeal to An Bord Pleanála at time of writing (Ref PL 17.227203). An application for the provision of a new link road (SA70078) has been withdrawn and an application for a new primary school was granted permission (Pl. Ref. SA70296).

Also in the Rathmullen Road/ Sheephouse Lane area, 745 residential units were granted planning permission by Meath County Council in summer 2007, these are on appeal to An Bord Pleanála at time of writing (Ref PL 17.224875).

### 3.6 Education and Schools

In terms of the future planning of residential communities, a clear understanding of the existing school provision in an area is essential to be able to provide for adequate provision of new schools for an expanding population. Map 3.5 provides an overview of all primary and post-primary schools in Drogheda

Town.

In the wider Drogheda catchment area, there are 24 primary schools and seven post primary schools (see Tables 3.1 and 3.2 below).

A recent report by the Department of Education and Science<sup>5</sup> notes that in the past ten years primary school enrolments have increased by 16.7 per cent overall. At post primary level, there has been a steady increase in enrolment since 2003/04. This follows a period of decline between 1998/99 and 200/01. Overall, 2005/06 enrolments are still marginally less than they were ten years ago.

Tables 3.1 and 3.2 give an overview of enrolment figures for both primary and post-primary schools in Drogheda town. The schools are also mapped for reference purposes on Map 3.5 (at the end of this section).

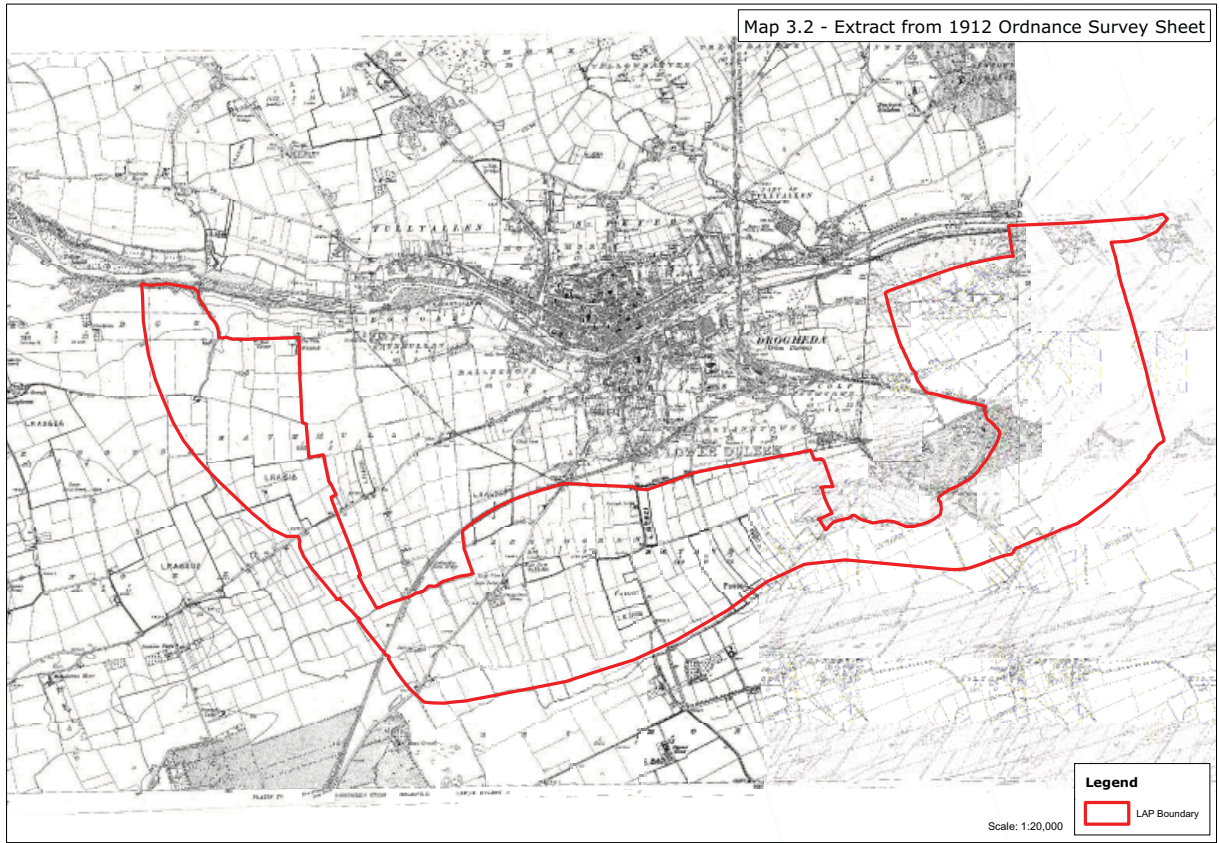
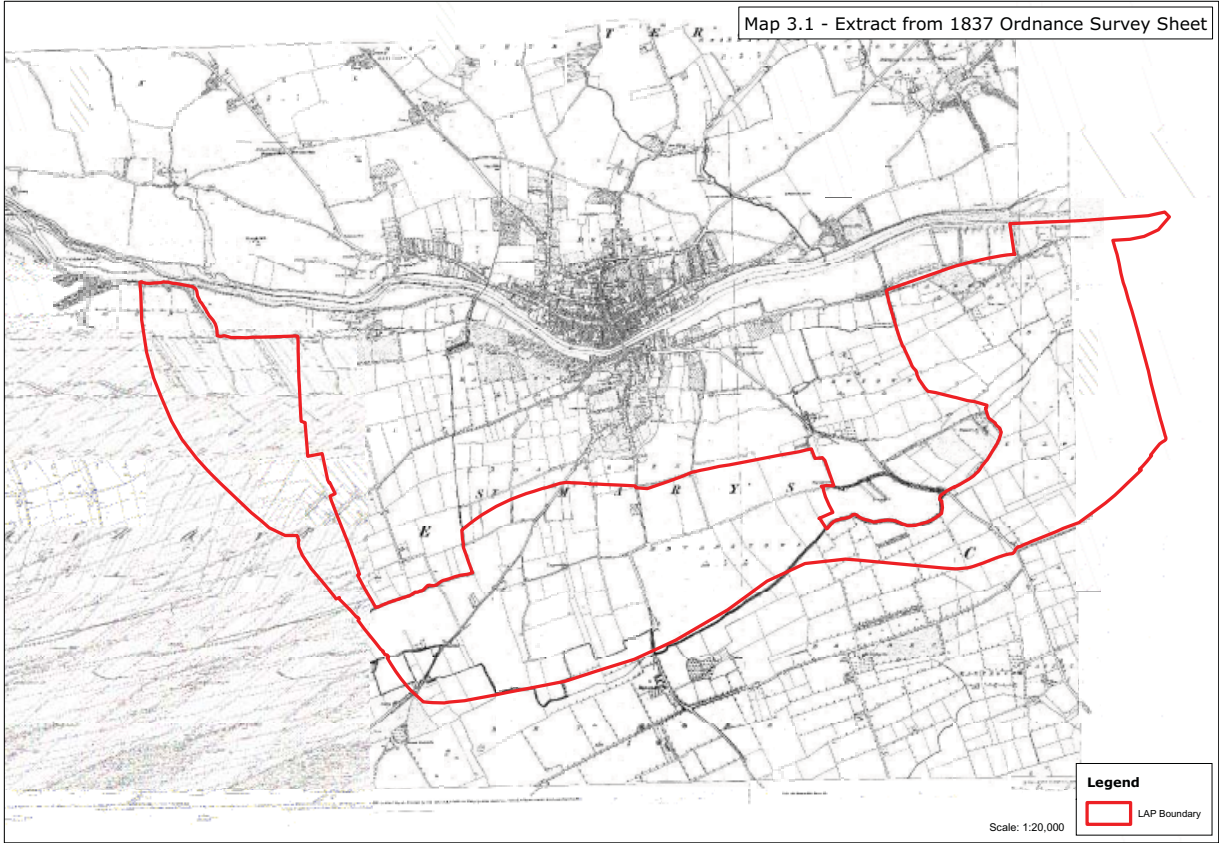
Overall, it can be said that existing schools in the Drogheda area (as well as the East Meath area) have been affected by the rapid population growth experienced by this area in the last 10 years (see Chapter 2).

More specifically, it can be seen from the above enrolment figures for schools within Drogheda Town that the demand for school places has been steadily on the increase at both primary and post-primary level over recent years. It would appear from the figures that the existing school provision will be approaching saturation point in the near future if no additional schools are provided or existing schools upgraded.

The Draft Area Development Plan for North Dublin, East Meath and South Louth published by the School Planning Section of the Department of Education further notes with specific reference to the Greater Drogheda Area Southern Environs that two primary school sites and one post primary site should be acquired and developed commensurate with the delivery of housing. However these calculations are based on the previous Zoning Map and Plan for the area (Vol. 2 of the 2001 Meath County Development Plan) and have now been superseded by this new Local Area Plan. This Plan has included sites zoned for new schools based partly on the assessment of existing schooling need in the wider plan area as well as future population projections. Detailed requirements for the future provision of schools in the Bryanstown and Mill Road/Marsh Road area are subject to detailed Urban Design Framework Plans to be provided for these areas.

The Drogheda Institute of Further Education further provides an important regional education facility, and provides courses for school leavers and adults returning to education. Although there is no third-level education institution in Drogheda, Dundalk Institute of Technology is located 35km north of Drogheda.

<sup>5</sup> Department of Education and Science School Planning Section (January 2007) *Draft Area Development Plan for North Dublin, East Meath and South Louth*.



**Table 3.1 Student numbers attending Drogheda Primary Schools (all figures from Dept. of Education)**

Name of School	Location of School	99/00	00/01	01/02	02/03	03/04	04/05	05/06
Presentation Convent	Ballymakenny Rd	324	338	330	325	330	305	333
Scoil Aonghusa	Sunday's Gate	222	219	213	213	211	211	207
Marymount NS	Balls Grove	252	272	274	289	322	332	351
Christian Brothers	Sunday's Gate	342	325	334	327	328	348	386
St. Patrick's	Bothar Brugha	307	316	348	408	428	425	421
Scoil Mhuire Fatima	Dublin Rd	403	388	404	401	391	368	399
St. Mary's NS	Congress Ave	470	482	482	458	455	461	462
St. Peter's	Bolton St	111	104	101	104	97	97	101
St. Brigid's	Bothar Brugha	301	284	310	362	360	385	407
St. John's & St. Paul's	Rathmullen	406	429	450	482			578
St. Josephs's	Mell	96	98	103	109	117	121	158
Le Cheile Educate Together	Marsh Road		56	46	93	129	191	246
<b>TOTAL</b>		<b>3234</b>	<b>3311</b>	<b>3395</b>	<b>3571</b>			<b>3803</b>

**Table 3.2 Student numbers attending Drogheda Secondary Schools**

Name of School	Location of School	99/00	00/01	01/02	02/03	03/04	04/05
St. Oliver's CC	Rathmullen Rd	1104	1048	1065	1050	1032	1041
Drogheda Institute of Further Education	Twenties lane	71	22	-	-	-	-
St. Mary's Diocesan School	Clinton's Lane	676	683	678	676	701	706
St. Joseph's CBS	Termonfeckin Rd	648	639	631	618	630	628
Sacred Heart	Sunnyside	516	516	516	528	540	548
Our Lady's College	Greenhills	865	858	870	862	876	871
Drogheda Grammar School	Mill Road	161	152	149	174	206	220
<b>TOTAL</b>		<b>4041</b>	<b>3918</b>	<b>3909</b>	<b>3908</b>	<b>3985</b>	<b>4014</b>

### 3.7 Neighbourhood and District Centres and Local Shops

There are a large number of local shops, mostly in the form of small convenience retailers/ 'corner shops' adjacent the study area. As well as this, there are a number of neighbourhood centres in the vicinity of the LAP area. All retail and community facilities are mapped on Map 3.6 (at the end of this section). The neighbourhood centres are located at

- Colpe Cross/ Grange Rath (currently under construction)
- Bryanstown Cross Route
- Wheaten Hall
- Rathmullan Road

The neighbourhood centres generally provide a number of different services. These vary in size and range but typically include some or all of these services: local convenience store, pharmacy, hair dressers, dry cleaners, take away restaurant, off-licence.

Further to this, the Drogheda Borough Council Development Plan, 2005-2011 provides designation for a district centre adjacent to the Drogheda Retail Park (within the jurisdiction of Drogheda Borough Council).

The provision of future retail facilities in the Plan area needs to have due regard to the existing provision of retail facilities at different levels and in different areas to avoid either an over- or under-supply in the future retail offer. The land use zoning framework contained in this LAP provides for the reservation of sites for neighbourhood centres in Bryanstown and the Mill Road/Marsh Road areas (subject to a detailed Urban Design Framework Plan).

### 3.8 Other Community Infrastructure

Most community facilities are located outside the study area in the centre of Drogheda Town. There are a number of facilities in the immediate vicinity of the subject lands. Map 3.6 (at the end of this section) provides a non-exhaustive overview of these additional community facilities. These include a leisure centre and swimming pool on Marley's Lane, a number of health centres and sports facilities.

The major sporting clubs in the town are located in the northern environs, including Drogheda United football club, the GAA, Rugby and Boxing Clubs. In addition, there are a large number of golf courses and pitch and putt clubs in the environs of Drogheda.

Drogheda provides a regional library service and there is also a mobile library service that is continually extending its range to suit the needs of the community. This mobile service incorporates as many stops as possible both urban and rural. There is a public library in Duleek and a new library in Bettystown to be completed; these provide good services to the local community.

All additional community facilities shall be provided in the plan area where the need for these arises and in line with the recommendations of the detailed Urban Design Framework Plans to be provided.

### 3.9 Heritage and Amenity

The Local Authority acknowledges the distinctive natural and built heritage of the LAP area and the significance of major historical, archaeological and natural sites in close proximity. These sites form an integral aspect of the historical, cultural and social heritage of the area, and as such are definitive aspects of the character of the wider area.

#### Architectural Heritage

Co. Meath's rich architectural heritage is reflected in the wide variety of buildings included in the Record of Protected Structures. Protected Structures are given statutory protection under the Planning and Development Act, 2000.

Within the LAP area, there are two Protected Structures, and there are another two protected structures immediately outside the boundary of the LAP area. The two structures within the boundary are a farmhouse and outbuildings to Stameen House, which is located in County Louth (see map 3.7).

#### Natural Heritage

There are several natural heritage sites of national and European significance near the LAP area, as identified on Map 3.7 - Heritage Data. The natural landscape on the Meath coast and the Boyne valley are home to a wide variety of wildlife, flora and fauna which is reflected in the designation given to them. Special Areas of Conservation (SACs) are habitats of European significance, while Special Protection Areas (SPAs) are sites which are important for rare and vulnerable species of birds. Natural Heritage Areas (NHAs) are habitats of national importance.

#### Archaeology

The archaeological heritage of an area includes structures, groups of structures and moveable objects, and is protected by the National Monuments Acts, 1934-2000. The LAP area's long history is reflected in the wide variety of archaeological monuments dating from the Neolithic period to the medieval period, as identified on Map 3.7 - Heritage Data.

#### Battle of the Boyne

The Battle of the Boyne was fought on 1<sup>st</sup> July 1690 by William III and James II. William of Orange was the Protestant husband of Catholic James's daughter. James, the Stuart king, was defeated by William, of the Dutch House of Orange. The Battle

was a pivotal event in European history, and as such the entire site is of considerable social, historical, archaeological and cultural importance. The site is located approximately 3 km west of Drogheda. The area is rich in archaeological monuments, with the battlefield site and an array of relics from the Neolithic period and the Bronze Age to the Iron Age and the Medieval period.

A report was prepared for the Office of Public Works by Brady Shipman Martin consultants in February 2007 which makes observations relating to the Battle of the Boyne site. This submission highlights the natural, historic and cultural significance of the area, and the need to preserve this as an important historic site and develop pedestrian linkages to utilise the site as an area of natural amenity and a tourist attraction.

#### World Heritage Site

The Brú na Bóinne Complex, comprising the three Neolithic sites at Newgrange, Knowth and Dowth, are situated on the north bank of the River Boyne, approximately 5 km from Drogheda. The site is considered to be Europe's largest and most important concentration of prehistoric megalithic art, and the monuments had social, economic, religious and funerary

Table 3.3 Protected Structures in or near the LAP Area

Meath Co.Co. Ref.	NIAH Ref	Townland	Description
MH020-123		Bryanstown	House
MH020-124		Stameen	Outbuildings to Stameen House
MH021-104	14317001	Colpe West	18 <sup>th</sup> Century Church of Ireland Church and graveyard
MH021-103	143117002	Colpe East	House c. 1900

Table 3.4 Designated Sites in the LAP Area

Site	Code	Designation
River Boyne	4050	cSAC
Boyne Estuary		SPA
Boyne Coast and Estuary		pNHA
Boyne River	1957	SPA

Table 3.5 National Monuments in the LAP Area

RMP No	Townland	Site
ME020-006	Stagrennan	Church
ME020-014	Platin	Promontory Fort
ME020-031	Beymore	Gatehouse
ME020-022	Beymore	Mound
ME020-032	Platin	Pit
ME020-014	Platin	Promontory Fort
ME020-062	Rathmullan	Excavation
ME020-053	Rathmullan	Fullacht Fia
ME020-034	Oldbridge	Pit (Neolithic)
ME021-011	Colpe West	Enclosure, burials
ME021-015	Stameen	Mill
ME021-016	Colpe West	Fulacht Fia



functions. On account of its “outstanding universal significance,” the area was designated a World Heritage Site in 1993<sup>6</sup>.

**Amenities**

There is a plentiful supply of natural amenities in the area including the East Meath coastline and River Boyne running through the town of Drogheda. The East Meath Coastline includes Laytown, Bettystown and Mornington and can be utilised for water sports, seaside walks and many other related activities. The River Boyne is a recreational asset available to residents of Drogheda and surrounding areas, and a viable tourist attraction.

**3.10 Infrastructure**

**3.10.1 Existing Water Supply**

The main water source for East Meath, South Louth and Drogheda is the abstraction from the River Boyne at Roughgrange. Raw water is pumped from the intake at Roughgrange to the Staleen Water Treatment Works (WTW), where it is treated and distributed to East Meath and Drogheda. The nominal treatment capacity of the Staleen WTW is 31.5 MI/day. Drogheda Borough Council (DBC) operate the Staleen WTW and have an agreement with Meath County Council (MCC) to supply up to 15MI/d to the East Meath water supply network with the remaining 16.5MI/d being used to supply the Drogheda network. The Staleen WTW is currently operating at the limit of its capacity. . The average supply to East Meath from the Staleen WTW for 2007 was 14.6 MI/day.

Critical infrastructure in supplying water to Drogheda and the LAP lands are the service reservoirs at Donore (TWL = 79mOD) and the Kiltrough Water Tower (TWL = 75mOD)

The Donore Service Reservoirs located to the south – west of Drogheda is supplied via a 375mm diameter main from Staleen WTW. The Donore Reservoirs consist of two 4,545m<sup>3</sup> pre-stressed concrete cells, each with a TWL of 79Mod. A 600mm diameter trunk main runs from the Donore Reservoirs serving the DBC and environs area. Distribution mains in Drogheda Town range in size from 450mm diameter down to 50mm diameter. DBC exports water (unmetered) to Meath County Council at Rathmullen and at housing developments on the R108 (Naul Road) at Lagavooreen

A 400mm diameter trunk main runs eastwards from the clear water



tanks at Staleen towards the Kiltrough Water Tower reducing to 300mm diameter. The east coast region (Bettystown / Laytown area) is supplied from the Kiltrough Water Tower.

The Preliminary Engineering Report for the East Meath, South Louth & Drogheda Water Improvement Scheme, submitted to Meath County Council in September 2004, has indicated that the existing distribution network is inadequate to serve the significant lands, both DBC lands and MCC lands, that have been identified for development in the Drogheda environs to their full development potential. Due to expanding development many areas within the scheme are already suffering from low levels of service with increasing stress on sources, mains infrastructure and storage capacity. Deficiencies identified in the existing system include inadequate sources, inadequate storage and high Unaccounted for Water.

*Existing Water Main Network and Water Conversation Issues*

The existing water-main network is detailed on Map I.1 in Appendix I of the report. A substantial proportion of the existing water-main network in Drogheda is in excess of 50 years old. Over the years, this has been extended and augmented by the laying of new mains. There is significant leakage from the network and thus considerable Unaccounted For Water (UFW), estimated at approximately 48%. A substantial reduction in the volume of UFW would greatly help to reduce pressure on the water supply.

For this reason, Louth County Council are currently undertaking the ‘Louth Local Authorities Water Conservation and network management Project’.

The project includes a number of elements that will benefit the

<b>Table No. 3 – Drogheda WWTP Incoming Load</b>	
<b>Incoming Load:</b>	
Population Equivalent	101,000 PE
Dry Weather Flow	28,183 m <sup>3</sup> /day
3 x Dry Weather Flow	84,549 m <sup>3</sup> /day
Maximum Flow to Treatment	979 l/s

Drogheda area, including proposals to reduce UFW and hydraulic modelling, to indicate where reconfiguration can be undertaken to improve the operation of the network.

These measures may allow some new development to proceed in the South Drogheda area in advance of the proposed new mains.

**3.10.2 Foul Water Drainage**

Prior to the completion of the Main Drainage Scheme in 2000 almost all effluent generated in Drogheda and its environs was discharged directly to the River Boyne, through a network of foul water, surface water and combined sewers.

The Drogheda Main Drainage Scheme resulted in the construction of a Wastewater Treatment Plant (WwTP) OF Phase 1 design capacity of 67,000pe and large diameter interceptor sewers laid along both the north and south banks of the River Boyne to intercept the existing foul and combined sewers and convey the sewage to a Pumping Station at Newtown, from where

it is pumped to the WwTP. Thirteen combined sewer overflow structures, 'Stormkings', were constructed on the new interceptor sewers to discharge excess flows to the River Boyne during heavy rainfall events.

Currently, the WwTP is undergoing an extension that will provide a Phase 2, design capacity of 101,000pe, with the following main design features:

The WwTP is operated by Drogheda Borough Council and Meath County Council have been allocated a reserve capacity of 27,500pe out of the Phase 2 design capacity of 101,000pe. A further 8,000pe will be provided to Meath County Council subject to approval been granted for process driven expansion plans to expand the capacity of the plant to 125,000pe.

Wastewater from the East Meath settlements of Mornington East, Bettystown, Laytown, Julianstown, Donacorney and Mornington is currently pumped to Drogheda Wastewater Treatment Plant for treatment and disposal. The East Meath Coastal Area Sewerage Scheme, which serves these settlements has been designed to deliver a dry weather flow (DWF) of 4,335m<sup>3</sup>/day, which equates to a population equivalent (p.e.) of 24,086 to the Drogheda WwTW.

The Meath County Development Plan of March 2007 estimated that, having regard to the extent of zoned lands in the settlements of North – East Meath as per the East Meath Local Area Plans and the zoned lands in Drogheda Environs as per the Meath County Development Plan 2001, Meath County Council would require a total capacity of approximately 60,000pe to service all existing zoned lands in these areas. So, even with the commissioning of the Phase 2 upgrade to the WwTP there remains significant infrastructural constraints to further large – scale development in the area.

The existing drainage network in Drogheda is also under pressure, with significant capacity constraints including structurally and hydraulically deficient elements present throughout the network. A study ("Drogheda Sewer Network Improvement Scheme – Stage 1 – Network Assessment") is currently underway to carry out a comprehensive assessment of the existing drainage network within the Greater Drogheda area as a first stage in developing a drainage framework to facilitate the further development of the Greater Drogheda area.

The topography of the LAP lands is such that four different solutions are required for the foul drainage from these lands. The lands at Rathmullen and the IDA lands on the western edge of the LAP lands will drain to the existing foul network in the vicinity of Marleys Lane. The lands to the north of the Bryanstown lands, currently being developed, will drain to the existing network along the southern edge of Drogheda and the Bryanstown lands will drain to a proposed new 900mm diameter foul sewer, the Bryanstown Trunk Foul Sewer, which will follow the valley of the Bryanstown Stream over to the WwTP. To facilitate development on lands in the vicinity of Colpe Cross, to the immediate west of the LAPS lands, a section of this Bryanstown sewer, from the WwTP to the N1 Dublin Road has already been constructed.

Lands bound by the Railway Line and Mill Road will drain towards

the Marsh Road and will need to be pumped to the Drogheda Wastewater Treatment Plant for treatment and disposal. There are no existing sewers along the Mill Road, existing dwellings are served by individual septic tanks. Meath Co Co are currently engaged in upgrading the sewerage network along the Marsh Road as part of the East Meath Coastal Sewerage Scheme by installing a 250mm dia rising main from Drogheda Grammer School to the existing WWTP. This will complement the existing 250mm dia rising main on the Marsh Road. The feasibility of utilising this proposed rising main to cater for the zoned lands draining to this area will require further detailed examination.

### **3.10.3 Existing Surface Water Regime**

The Bryanstown Stream drains the majority of the South Drogheda Environs and is a tributary of the River Boyne, providing drainage for surface water run-off from greenfield lands, as detailed on the Surface Water Drawing contained in Appendix I (Map I.2). Greenfield Surface Water run off from Lands within Rathmullen and IDA lands to the west and lands east of the Railway Line drain naturally towards the Boyne River. The existing topography is such that lands north of Bryanstown, currently under development, drain naturally towards the existing surface water drainage network along the Bryanstown Cross Route. Within the study area, flooding occurs annually at Boolies Little due to low lying land, causing the R152 to flood annually.

Surface Water run off from lands within Rathmullen to the west and lands east of the Railway Line drain naturally toward the Boyne.

### **3.10.4 Utilities**

#### *Existing Electricity Supply*

3 No. Existing overhead High Voltage lines cross the South Drogheda Environs. One overhead line passes through a section of the Rathmullen lands within the study boundary. The two remaining line pass though the Bryanstown area in a west to east direction. High Voltage underground cables are also present within the study boundary, particularly at the IDA lands and Drogheda Retail park to the west. The area has a distribution network of Medium Voltage Lines (10kV and 20kV), Refer to Map I.3 in Appendix I for details.

#### *Existing Gas Supply*

The existing Gas Supply networking the area is illustrated on Map I.4 (in Appendix I), this includes a 250mm PE 4 Bar line on the R152 Duleek Road, a 90-180mm PE 4 bar lines within the IDA site and 90mm PE 4 bar line on the R132 Road.

#### *Gas*

An existing underground BGE transmission line runs from Colpes Cross northwards towards the Marsh Road. A 14m wayleave exists for this line and neither excavation nor development may take place within a BGE Wayleave unless permission, in the form of a valid Excavation Permit is granted by BGE. Such permission will not be unreasonably withheld.



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### *Existing Telecommunication Infrastructure*

The existing Eircom Networks are detailed on the Infrastructure Map I.5 (in Appendix I). Eircom have indicated that the existing exchange on the Duleek Road is reaching capacity due to the demand for broadband .

### *ENet*

The existing Enet Network is detailed on Map I.5 (in Appendix I). These Metropolitan Fibre Networks are available to all telecom operators. The high standard of the infrastructure build means high capacity, cost-effective and flexible bandwidth services. The existing network extends along the Platin Road to north of the railway line and then west to the Industrial Estates located between the railway line and the Donore Road.

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